

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, OREGON 97128

Phone:(503) 434-7516 • Fax:(503) 434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

NOTICE OF A PUBLIC HEARING

10:00 A.M., Thursday, October 27, 2011
Yamhill County Courthouse, Room 32
535 NE Evans Street, McMinnville, OR 97128

The YAMHILL COUNTY BOARD OF COMMISSIONERS will hold a public hearing at the above time and place to consider the request described below. The request may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may appear and testify at the hearing. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Yamhill County Board of Commissioners an opportunity to respond to the issue precludes an affected party's appeal of the decision to the Land Use Board of Appeals on that issue.

A staff report will be available for inspection at no cost seven days prior to the hearing, and copies will be available for purchase at a reasonable cost. All materials submitted by the applicant are also available for inspection, and copies may be purchased at a reasonable cost. For further information, contact Ken Friday at the Yamhill County Department of Planning and Development, 525 NE. Fourth Street, McMinnville, OR 97128, or call (503) 434-7516.

DOCKET NO.: PA-01-11

REQUEST: The request is to adopt a 20-year coordinated population projection for Yamhill County and the 10-municipalities within Yamhill County.

APPLICANT: Yamhill County (at the request of the City of Newberg)

LOCATION: The projections would apply to the unincorporated areas of Yamhill County and the cities of Amity, Carlton, Dayton, Dundee, Lafayette, McMinnville, Newberg, Sheridan, Willamina and Yamhill.

CRITERIA: The Yamhill County Comprehensive Plan, the Oregon Administrative Rules 660-024-0030 and Oregon Revised Statute 195.036.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

Population Projections for Yamhill County and Urban Areas Recommended by the Yamhill County Planning Commission on 09/10/11

Area	2010 Population (PSU)	2010 UGB Population (1)	1990-2010 AAGR (for city/county)	2000-2010 AAGR (for city/county)	Adopted Population Projection	For Year	Implied AAGR in Adopted Plan	Source for AAGR	UGB Population Projection Extended to 2031 Using AAGR Implied in Adopted Plan (2)
Yamhill County	99,405	76,892	2.09%	1.32%	125,144	2023	1.81%	Office of Economic Analysis, 2004 (3)	146,067
Amity	1,615	1,617	1.60%	0.88%	2,481	2030	2.16%	Amity Comprehensive 2011, YC Ord 864	2,535
Carlton	2,015	2,015	2.24%	2.86%	2,379	2027	1.70%	Carlton EOA, 2007	2,871
Dayton	2,535	2,709	2.57%	1.80%	3,892	2028	2.25%	Dayton Comprehensive Plan 2009	4,323
Dundee	3,170	3,170	3.27%	1.98%	6,351	2031	3.36%	Dundee Waste Water Treatment Facility Plan Update, 2010(8)	6,351
Lafayette	3,740	3,740	5.46%	3.76%	5,257	2024	3.00%	Lafayette Comprehensive, 2001	6,958
McMinnville	32,240	32,568	2.98%	1.96%	44,055	2023	2.20%	McMinnville Comprehensive Plan, 2003, YC Ord 730 (4)	52,432
Newberg	22,110	22,674	2.65%	2.02%	39,921	2030	2.87%	Newberg Comprehensive Plan, 2011 (5)	40,881
Sheridan	6,125	6,199	2.18%	0.97%	7,675	2020	2.00%	Sheridan TSP, 1999 (6)	10,631
Williamina (part in Yamhill County)	1,180	1,180	-0.06%	0.45%	2,101	2016	1.86%	Williamina TSP, 1998	1,738
Yamhill City	1,020	1,020	0.84%	2.58%	1,525	2030	2.20%	City of Yamhill Comprehensive Plan, 2008 (7)	1,559
Balance of County	23,655	22,301	0.44%	-0.45%					15,790

AAGR: Average Annual Growth Rate

- (1) 2010 UGB Population is the July 1, 2010 PSU population estimate plus the 2010 Census population for blocks between the city limits and the UGB.
- (2) The adopted population projection was extended to the future year by applying the Average Annual Growth rate implied in the adopted projection to the 2010 UGB population for each urban area, except as noted below.
- (3) The 2023 population projection was developed using 1997 OEA projections and adopted by YC Ord 730. The 2031 population projections were developed using the 2004 OEA projected growth rates for Yamhill County, which are 1.81% 2010-2030, and 1.63% for 2030-2035. The projection also includes and anticipated growth of 2,250 population in the Sheridan Federal Correctional Institution.
- (4) Year 2031 population projection was derived by extending the adopted 2023 population projection to 2031 at the plan's projected AAGR of 2.20%.
- (5) Newberg's Comprehensive Plan projects an AAGR of 2.41% from 2030-2035.
- (6) Projection is for a general city 2031 population of 6,631 and a Federal Correctional Institution population of 4,000.
- (7) Year 2031 population projection was derived by extending the adopted 2031 population projection to 2031 at the plan's projected AAGR of 2.20%.
- (8) After the Planning Commission hearing, the Dundee City Council requested a 2031 projection of 5,926 instead of the 6,351 noted above (Dundee City Resolution 2001-18). This would raise the "Balance of the County" to 16,215. This request will be considered at the Board hearing.